PROVIDE FOR REFEREES

and Washington Harlem Heights District to Have Two Courts.

Special Despatch to THE NEW YORK HERALI New York Herald Bureau, Albany, April 8.

Albany, April 8. J
Bills carrying out the recommendations of the Lockwood Joint Legislative
Housing Committee were introduced in
the Senate this afternoon by Senator
Lockwood. They are amendments to the
rent laws to correct defects found in the
working out of those statutes. Senator
Lockwood says they will neither weaken
the present statutes nor give groups tor the present statutes nor give ground for attacks on their constitutionality, but are designed to expedite trials and decisions designed to expedite trials and decisions of cases, save time for litigants and the courts and to ease up provisions which have proved unnecessarily harsh.

Under the amendments tenants who have paid three monhly insalments of rent after the lease has commenced cannot set up the defence that the rent is unions.

is unjust. Some of the courts have held that If a tenant had paid the increased rent at all he could not set up a defence. The bill gives the tenant sixty days to find out what he should do. As to Personal Service.

After a tenant files his answer in a disputed rent action and deposits the rent at the old rate, the landlord must file a bill of pariculars. That is to meet the situation where the tenant has filed an answer but falled to pay the rent in court. Confusion is to be avoided by cutting out of the law concerning rent actions the words.

rent in court. Confusion is to be avoided by cutting out of the law concerning rent actions, the words "against the occupant of premises." The occupant of the house is frequently not the lessee or tenant. Personal services of five day notice on a tenant when a landlord seeks to dispossess because of failure to answer the complaint or deposit with the court the old rent is not to be required. The five days' notice may be left with a person of proper age at the tenant's residence. Holdover tenants sued by landlords for increased rent must pay into the court whatever rent is due at the old rate, which the clerk will pay to the landlord on demand. The tenant may, thereafter, if the case is delayed, pay the old rent from month to month to the landlord without prejudicing his case. A new tenant who conteats the reasonableness of the rent must pay the amount due according to the agreement. The court may then order such proportion of the deposit as seems just paid to the landlord and the balance is held until the case is decided. That relieves a hardship on landlords who need the money for interest, taxes and other expenses, because of the hundreds of thousands of dollars paid into court by tenants and held for final determination of the cases.

One of the amendments prevents land-

One of the amendments prevents landlords and tenants from bringing the same action month after month. It requires that a new state of facts must be shown or the first adjudication holds. Its purpose is to prevent the clogging up of the courts.

vacate if he falls to take advantage of

In order to expedite rent cases the Ap-In order to expedite rent cases the Appellate Division of the First Department may appoint fifteen referees in Municipal Court, and the Appellate Division of the Second Department ten referees, who are to hold office until November 1, apartment house at 550 West 181st street

ELECTIVE OFFICES TO FOUR

Senate to Act Next Week on Three Constitutional Amendments to Reconstruct Government Depart-

sected to pass all three of the constitutional amendments for the reconstrucion of the State government. They have been reported by the Senate Judiciary Committee and are on the order of final passage in that house. The first reduces the number of elective State officers from seven to four—Governor, Lieutenant-Governor, Comptroller and Attorney-General—and provides that all State activities shall be consolidated in twenty-one major departments. The Legislature is empowered to further reduce, but cannot increase the number.

The second takes from the State shall be passed again by the Legislature.

NEW RENT DECISION **UPSETS LOWER COURT**

It Involves New Tenancy Un- Special Despatch to THE NEW YORK HERALD.

The opinion, written by Justice Lehman, said:

The fact that a new tenant enters into a written lease for premises not previously occupied by him and pays the first month's rent may be evidence to be considered by the court or jury upon the question whether the agreement is actually oppressive, but it does not as a matter of law bar such tenants from raising the defence that the rental is unreasonable and the agreement oppressive."

The opinion, written by Justice Lehman been neid to be constitutional. He has been able to gain sufficient support, it is believed, to bass the bill by including a provision that it shall not prohibit the erection of a bona fide building that might shut off light of a neighbor.

SAN Dizgo, April 8.—Ensign Harry Charles Batchellor, U. S. N. R. F., of cluding a provision that it shall not prohibit the erection of a bona fide building that might shut off light of a neighbor.

AMUSEMENTS.

AMUSEMENTS.

AMUSEMENTS.

BUILDING COSTS NOW FALLING IN CHICAGO

Lumber Also Down. CHICAGO, April 8.—Chicagoans are taking heart. Building costs are coming down. Not only that bare fact is visible to the naked eye, but they're coming down with a thought of the coming down.

Price of Brick Cut 25 P. C.;

down with a thump.

Its purpose is to prevent the clogging up of the courts.

Actions for rent shall be brought in the county where the premises are located and if in a municipal court in the district where the premises are located.

Notice of Renewal.

In the case of a holdover tenant the landlord is required to give the tenant four months' notice of a willingness to renew at the same rent the tenant has been paying. The tenant then has to within thirty days of the end of the lease to determine whether to move or remain at the old rent. The tenant must

Superintendent Held for Trial on

Complaint About Elevator.

VOTES SOON TO CUT STATE'S MOVIE CENSORSHIP **SURE TO BE PASSED**

ments-People Can Ballot on Two in Autumn.

Special Despatch to THE New York Herald.

New York Herald Bureau.
Albany, April 8.

The Legislature next week is expected to pass all three of the consti-

tel Hygiene, to which supervision is given over all institutions for the care and treatment of epileptics, idiots, feeble minded and mental defectives. The third amendment lengthens the term of office of the Governor and Lieuters of Covernor from two to four years.

1922, at a compensation of \$25 a day when actually engaged. They are to be lawyers of en years standing and hear non-jury cases referred to them in such districts as the president of the Board of Municipal Judges assigns them. Their decisions are to be entered as judgments of the court.

An additional Judge is recommended in the Fourth District Municipal Court in Brooklyn, and one of the bills divides into two districts the Seventh Municipal Court District of Manhattan, which includes part of Harlem and all of Washington Heights. That section now has a population of 461,000 and its courts are cluttered with landlord and tenant cases.

Was held for trial in Special Sessions (Clayton bill is on the general orders calendar in the Senate, and Senator Veate have been the Senator of the building, who is one of the brough both houses without any delay. This is assured by the decision of the State Republicans at a conference early this dropped hereafter. At a previous hearnised that this extra charge would be dropped hereafter. At a previous hearning Uberall declared he was ready to spend \$10,000 if necessary to carry his point.

SPITE FENCES DOWN

IF RILL IS PASSED

Declared a Nuisance and Damages Made Actionable.

It Involves New Tenancy Under Oppressive Lease.

A rent decision handed down yester-day by Justices Lehman. Mullan and Burr in the Appellate term of the Supreme Court, prohibits a landord from compelling a new tenant to pay a higher rent than that paid by the previous occupant of the same flat or apartment when the new tenant's contract or lease is deemed oppressive. The decision reverses the order of Justice Voung in the Fifth District Municipal Court, that a new tenant, having signed a lease and paid a first month's rent, has no repart to lease and paid a first month's rent, has no repart to lease the fifth District Municipal Court, that a new tenant, having signed a lease and paid a first month's rent, has no repart to lease the fifth District Municipal Court, that a new tenant, having signed a lease and paid a first month's rent, has no repart to lease the light of the Governor and the legislative leaders have turned a deaf ear to the agruments of the motion picture mean arguments of the motion picture men that censorship means a serious injury to their business as well as to the results of the power of a year. The exhibitors asked for a chance in the next year to clean our put the Industry and declared that they would submit to an investigation if the Governor Miller or enjoyment of his estate or is deprived of light or air by such nuisance shall related the total property of the country of the same flat or apartment.

Assemblyman Kayber said that such a law is now in effect in Massachusetts. New Hampshire and Washington and has been held to be constitutional. He country to their business as well as to the reduction of those and unisance shall be a comment of these arguments of the motion picture have to their business as well as to the results of the country to their business as well as to the results of the country to their business as well as to the results of the country to their business as well as to the results of the country to their business as well as to the results of the country to their busine

AL FIELD LEFT \$150,000. COLUMBUS, Ohlo, April 8.—By his will cobated to-day, Al G. Fleid, minstrel eaves his minstrel show to a brother, oseph E. Hatfield, and to Edward Conrad, a relative. The estate was esti-mated to be valued at \$150,000, real and personal property. He requested that the minstrel show be continued.

Lusk-Clayton Bill on Calendar to Be Rushed Through Both Houses.

FILM FIRMS LOSE FIGHT

Governor Convinced Pictures Are Safe if Only Clean Ones Are Shown.

Special Despatch to THE NEW YORK HERALD. New York Herald Bureau, | Albany, April 8.

The motion picture men who have been in Albany for the last two weeks in an effort to kill any censorship legis-lation left Albany to-day convinced that they had lost their tight. The Lusk-

FENCES DOWN

IF BILL IS PASSED

d a Nuisance and res Made Actionable.

patch to THE NEW YORK HERALD.

Censorship Board of three members.
The Governor same out for State regulation of moving pletures several weeks ago after his attention had been called to several pictures and advertisements which he deemed lurid and suggestive. He since has persisted in his position in spite of the pleas of some of the most prominent film producers and exhibitors in the country.

Both the Governor and the legislative leaders have turned a deaf ear to the

OFFICE OF THE SHERIFF NEW YORK COUNTY HALL OF RECORDS

DAVID H. KNOTT

April 5th, 1921.

Mr. George M. Cohan, 227 West 45th Street, New York City.

My dear Mr. Cohan:-

I had the pleasure last night of attending the opening performance of "Nemesis" by Augustus Thomas. Aside from the fine dramatic material in the play which Mr. Thomas has handled in his accustomed able manner, "Nemesis" should be the means of effecting a great reform in the State of New York. part of the play which deals with the execution of a man for murder, who later, it is discovered was inno-cent of the crime. Exactly the same situation has arisen more than once in real life.

This play, therefore, should be an educative force in favor of the abolition of capital punishment, of which I long have been an advocate,

Sincerely yours,

Danis It Steet

AUGUSTUS THOMAS' NEMESIS HUDSON NOW

Acolian Hall, Thurs. Eve., April 14, at 8:15 Composition Recital by MANA-ZUCCA



Mack Sennett has gathered together all the stars of his productions and put them into a rare combination of

(Spectacle Comedy Melodrama "A SMALL TOWN IDOL" with Ben Turpin, Phyllis Haver, Marie Prevost, Charles Murray

at RIALTO Times Square Direction, Hugo Riesenfeld BEGINNING TO-MORROW.

RIVOLI
B'WAY
at 49th St. RIVOLI FONCERT ORGER RIALTO Mary Miles Minter
TIMES THE LITTLE CHOWN."
FAMOUS RIALTO ORCH. CRITERION Str J. M. Barriers

Broadway SENTIMENTAL TOMMY" TUESDAY 19 Newark Armory GLUCK and ZIMBALIST

COSTUME RECITAL MASON &

FANNY WHITE

AMUSEMENTS.

CENTURY THEA. 62 St. & Cout. Park W. Eves. 8:30, Mats. To-day & Wed The WINTER GARDEN'S ALL STARIN THE NIGHT WATCH Passing Show BIJOU 45th, West of B way, Eves. 8:30. Presenting Willie & Eugene Howard

A COMEDY OF PARISIAN LIFE. SHUBERT SEATS TUESDAY, APRIL 12

JOHN DRINKWATERY MARY STUART RITZ

ELTINGE West 42d St. Eves. 8:45 Mats. Wed. & Sat. 2:30. 35TH SPANISH LONGACRE W. 48 St. Bry. 23. Evs. 5:30 GRANT MITCHELL LOVE

ASTOR Thea, By & 45 St. Even. 8:25.
LAST MAT. TO-DAY 2:25.
LAST 2 PERFORMANCES

m. A. 48th ST. Th.E. of Bwy. Eva. 8:1 THE BROKEN WING KENNEDY MORSEMEN APOCALYPSE

SELWYN THEATRES ON WEST POLLO Wd.8t.2:20 ROOM BEATTLE BROOM MATINEES TO-DAY & WED., 2:30. FRAZEE W. 42d St. Eves. 8:30 Last 2 Last Mat. To-day, 2:30. Times MILHER & ROMBERGS-VIRGIL RANDOLPH presents

TIMES THE THE NEW SQUARE RIGHT HIT GIRL

EVES 8:30 MATS THURSASAT 2%

MARGARET ANGLIN "THE WOMAN OF BRONZE" MONDAY, APRIL 11TH—SEATS NO WILLARD MACK in "SMOOTH AS SILK" SHUBERT 44th St., W. of B'y, Evs. 8:30. Last 2 LEW FIELDS MOLLIE KING in EYES.

AMUSEMENTS.

in "THE CHAMPION"

PLAYHOUSE 48th, E. of B'way. Eves. 8:15 Matinges To-day & Wed.2:15

DORIS KEANE ROMANCE

CASINO B'y&398t. EV8.8:30 Mats. To-day & Wod. A RATTLING GOOD FARCE. SET TO MUSIC. FULL, OF SPEED & DANCES, —Evening Journal. BEST \$2.50 Set. Except

GREENWICH VILLAGE EVes. 8:40. No. SURVIVAL THE FITTEST

BELMONT W. 48th St. Bryant 48. Miss Lulu Bett

TICKETS

FOR ALL THEATRES The

GAY FULTON W. 46th St. Evec. 8:30 Matiness To-day & Wed. GILDA NORMAN VARESI Enter Madame TREVOR

GREENWICH VILLAGE Eyes. 8-20, Mate THEATRE Wed. 8-8at, 2-30 COMING "HUBBIES" DISTRESS MONDAY and REVIEW OF CLASSICS" APR. 11th Seats Now. Direction of Edward Rice. DOWN DAILY MATS 215 EVENINGS DOWN D.W.GRIFFITH'S BROADHURST 44th St., West of B way

William OVER THE HILL 1472 B'WAY. 4080 Bryant 100 B'WAY. 9100 Rector

AMUSEMENTS.

THE ROSE GIRL HILLEBRAND

AUCASSIN and NICOLETE

Auspices Ann. Com. for Devocated France 39th St. Theatre TOMORROW (Sun.) Courtey of Lee Shuhert MONDAY at 3:30. Tickets \$1, \$2, \$3; Boxes, \$24, No War Tax Special \$1 and \$2 Seat for Students.

SLIVE GHOSTS

PLYMOUTH 45th St., West of B'way Mate. To-day & Thurs.

LITTLE OLD NEW YORK

REPUBLIC Ev. 8-30 Mats. Today&Wd. 2-30 West 42d St. JOHN GOLDEN Presents

GRACE LA RUE and Dear Me

The The Leves. 8.30. 1st Year
West 44 St. Mrs. Today, Wed. & Thurs. 2.3

ARLISS IN GODDESS BY WM. ARCHER

PRINCESS Then. 39, E. of B'v. Evs. 8:4 Matinees To-day & Wed. 2:30

EMPEROR JONES

The THEATRE GUILD Presents

MR. P I M PASSES BY

GARRICK 65 W. 35th. Fitzroy 1522.

ARTHUR BYRON

ARTHUR BYRON

Meghost Between"

A VERY SUBSTANTIAL SUCCESS "GIO!

THE BAD MAN

BOOTH 45th, West of B'way Eves. 8:30 Matiness To-day & Wed. 2:30.

Nora Bayes Then. 44. W. of B'v. Ev. 8:30

TYSON & CO.

44 H ST. THEATRE

NEW YORK'S LEADING THEATRES AND SUCCESSES MAT. TO-DAY 50c to \$2.50 N erdam, Evs. S 15, Mts. Wed. & Sat. 2 1 ZIEGFELD PRODUCTION
MARILYNN MILLER
LLEON ERROL ZIEGFELD MIDMIGHT FROLIC

> THE TAVERN KNICKERBOCKER MAR TO-day 2:15.

NEMESIS A NEW AMERICAN DRAMA.

Anarement of GEORGE M. COBAN

th Emmett Corrigan & Olive Tel

ROLLO'S WILD OAT The

MANHATTAN OPERA Next Mon.

HENRY MILLER'S THEATRE, 124 W 43 ST 185 2 Weeks, Ev. S. 20, Mats. Thurs. & Sal. MRS. FISKE in "WAKE US JONATHAN!" KLAW THEATRE 45 St., W. of B FRANCINE LARRIMORE SAM HHARRISTEAT

SAM H. HARRIS SUCCESSES

WELCOME STRANGER LIBERTY West 42 Street. Eves. at 8:15 Pop. Mats. West, & Sat., 2:20.

BEST SEATS TO-DAY MAT. \$2 BACON ELSTY INTO

RINGLING BROS BARNUM-BAILEY

ONLY GORILLA IN CAPTIVITY

PERFORMANCES

In King Arthur's Court

Staged by EMMET J. FLYNN Regular Shows 2:30 and 8:30 Special School School Children's SHOW A. M. Thea. W. 42 St.

NOTICE Her Imperial Majesty

QUEEN

SHEBA

will arrive in New York **TOMORROW** NIGHT

AND WILL ESTABLISH HER ROYAL COURT AT 8:20 O'CLOCK AT THE

LYRIC THEATRE P.S .- The Queen will hold royal levees twice daily thereafter, at 2.15 and 8.15 P. M. to

meet all who wish to gaze upon her matchless and un-paralleled beauty. (Signed) WILLIAM FOX Majesty, The Queen of Shebo



TO-MORROW MATINEE

GOOD TIMES MAI. TO-day
THE- OF Sent SI
THE- OF

OLUMBIA B way Twice Daily Popular

FLASHLIGHTS of 1920 with McAllists NATIONAL SYMPHONY BODANZKY CONDUCTOR

BROOKLYN AMUSEMENTS.

Stern Brothers

West 42nd and West 43rd Streets

FOR TO-DAY

The Book Department will feature a number of

INTERESTING BOOKS

on Mystery and Adventure

The Mystery of the Sycamore Carolyn Wells The Chestermarke Instinct J. S. Fletcher

The Crooked House Brandon Fleming

A Case in Camera.....Oliver Onions

The Wolf of Purple Canyon Charles K. Ulrich

Blue Pete, Half-Breed Luke Allan

The Man in the Jury Box. . . Robert O. Chipperfield

\$2.00 each

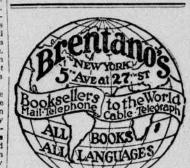
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HOW often you have wished you had a typewriter at home! Especially a Corona—the typewriter that folds up ind is so easy to carry Rent a Corona for a few months. Initial rent pay-ment applies on purchase.

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AMUSEMENTS.

EMPIRE B'way, 40 St. Evs. S:15, LAST 2 Last Mat. To-day. TIMES RUTH BARRIE MARY
CHATTERTON BEST HEAD
MONDAYIETHEY HEAD MONDAY ETHEL& JOHN BARRYMORE APR 18 | in "CLAIR DE LUNE" Seat Sale Next Thursday. BELASCO West 44th St. Eves, at 8:15.
Mats. To-day & Thurs. 2:15.
Lionel Atwill "DEBURAU"

LYCEUM Theatre, W. 45th St. Evs. 5:20.

INA CLAIRE "THE GOLDBy
DIGGERS" Hopwood CORT WEST 48TH ST. Eves. 8 20.

Laurette Taylor HUDSON West 44 St. F. Vers. 8 30. AUGUSTUS THOMAS'

every Eve. & Fri. & Sat. Mat. 49th S: PUNCH & JUDY TO-DAY AT 11 A. M. Mon. Tu., Wd. Th. 2:36P M. & Fri. & Sat. 11 A. M. MIXED MARRIAGE BY ST. JOHN With Margaret Wycherly. Entire Bule. \$1.

Even 8.20. Matinees Mon., Wet. & Sat.
TTH AND BEAND
NEW EDITION
OF THE WORLD
FAMOUS MUSICAL
UP FATTHER

"BRINGING CARTOON COMEDY SEASHORE'
Prices 50c to \$1.50. Mon. & Wd.Mts.50c to \$1.2,000 Seats at \$1.00. SEATS NOW. SEASHORE"

METROPOLITAN GERRA
TO-DAY MAT. at 2, CARMEN, Farrar, Bort,
Gailti,: Harroid, De Luca, Martino-Wolff.
EVE., 8, Pop. Prices, MEFISTOFELE. Easton, Peralta; Gigli, Didur, Bada-Moranzoni,
NEXT MON, at 8, AIDA. Muzlo, Clausaen;
Crimi, Danise, Martino, Gustafson-Moranzoni,
WED. at 8, LOUISE. Farrar, Berat, Harroid, Whitehili, Diaz-Wolff.
THURS, at 8:15, PAGLIACCI, Sundelius,
Martinelli, Amato, Laurenti-Moranzoni, SECRET OF SUZANNE, Bort; Scotti-Papi,
FRI, at 8:15, BUTTERFLY, Farrar, Fornia; Gigli, De Luca, Paltrineri-Moranzoni,
SAT. at 2, MANON LEBGAUT, Muzlo, Teiva; Crimi, Scotti, Malatesta, Laurenti-Papi,
SAT. at 8, Fop. Prices. BORIS GODUNOW,
Gordon, Farram, Delaunois; Harroid, Didur,
Rothler, Bada, Analtan-Papi,
SPECIAL PERFORMANCES
SUN EVE., 75c to 82 OPERATIC CONCERT, Prologue to MEFISTOFELE; 2d Act
RIGOLETTO; LUCIA; 3d Act COQ D'OR
and Orch, selections. Solostar, Scotney, Sundelius, Moreana, Hackett, Chamber, Diaz,
Rida, Zanelli, Didur, Martino, Entire CHORUS, ORCHESTRA, Stage Band,
FRI, Apr. 15, SPI, MAT, at 1:45 (81 to 34)
LOHENGRIN, Easton, Claussen; Sembach,
Whitehill, Gustafsen, Leonhardt-Bodánaky,
HARDMAN PIANO USED.

CARNEGIE HALL, TO-MORW AFT, AT 3,

HENRIETTE SAFONOFF

ELSA HILGER CELLIST.
Assisted by Her Sisters. MARIA HILGER, Violinist, and MARGARET HILGER, Planiet, (Steinway.)

STRAND NORMA TALMADGE
"The Parsion Flower," Strand Symptony Orch.

To-mor'w (Sun.) Night at 8:15

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SEATS \$1.00 to \$1.00 NOW AT BOX OFFICE.
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Wrestling Two—Big Concerts—Two